



King County Community Services Division  
Department of Community and Human Services

# OVERVIEW: King County's Unincorporated Areas

JANUARY 2001

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This Overview provides population and housing data for King County's Unincorporated Areas. The data has been compiled from existing sources including 1990 Census and King County's 2000 Annual Growth Report. The Overview has been prepared as background information for participants in the planning process to assess the housing and human service needs of the residents in the unincorporated areas of King County. This study is part of implementing the *Human Services Policy Framework*. CSD will work with staff from other divisions in the Department of Community and Human Services (Developmental Disabilities and Mental Health, and Chemical Abuse Dependency Services). Representatives from the Departments of Parks, Public Health and Transportation, other funders, networks and providers of human services will also be partners in the study.

The first phase of the project will include the collection of demographic information on the areas. New data and data collected from the subregional assessments conducted from 1998 through 2000, will be reviewed as it relates to the unincorporated residents. The second phase of the project will involve identifying disparities in the local human services available to residents in the unincorporated areas. Local human services are those that are not part of a regional system such as mental health and domestic violence services. These are similar to human services provided by cities to their residents. (see sidebar)

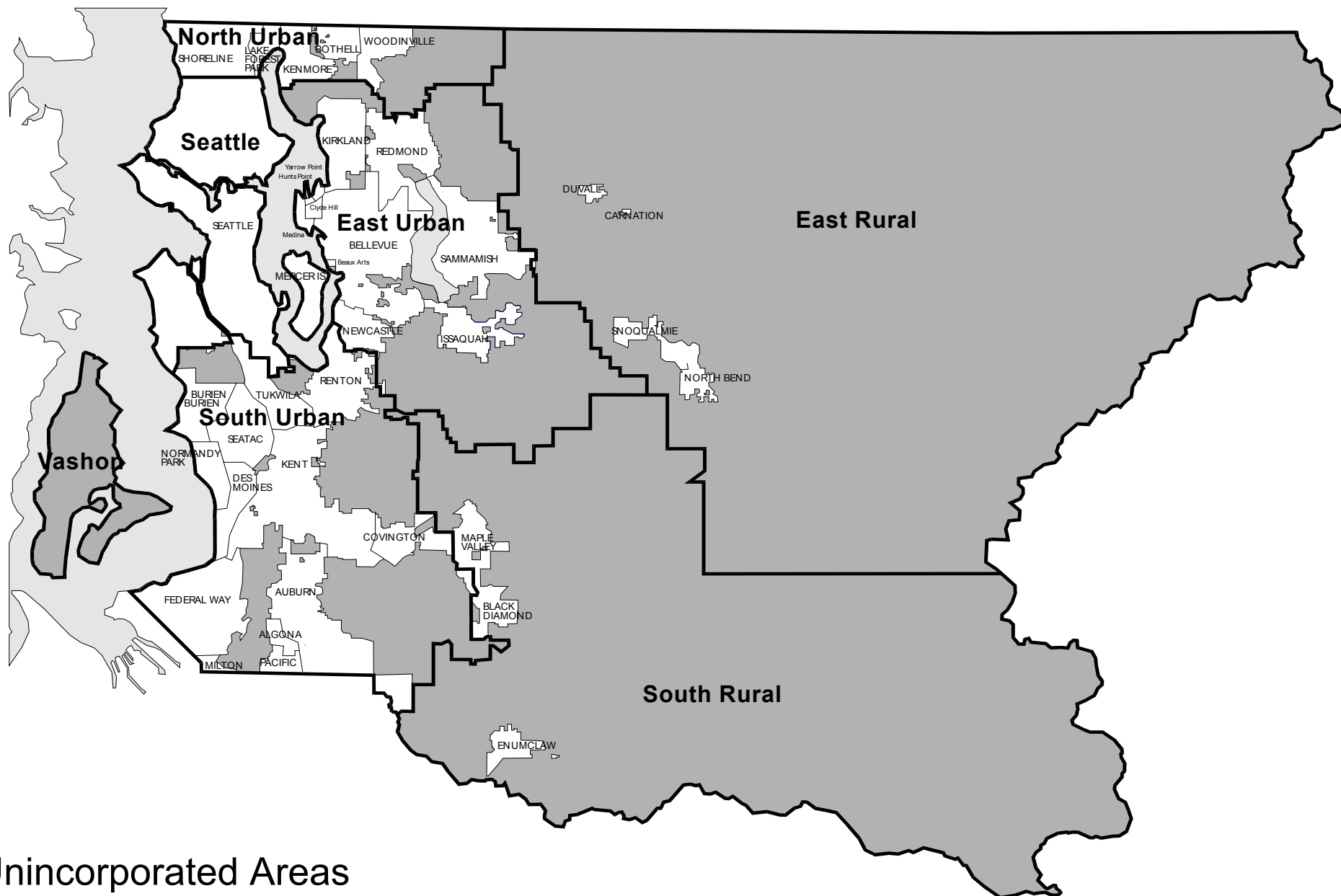
The third and final phase will involve public hearings and input sessions to review findings and examine strategies to improve access to human services in the unincorporated areas of King County.

## King County's Local Role in the Unincorporated Area

In September 1999, the King County Council adopted the *Human Services Policy Framework*. The *Human Services Recommendations Report for 2001-2003* was approved by Council in October 2000. One of the implementation recommendations is to review County human services to unincorporated residents. The report recognizes the County's unique position as the only local government for unincorporated area residents. The local role of the County was defined in the *Human Services Policy Framework* as:

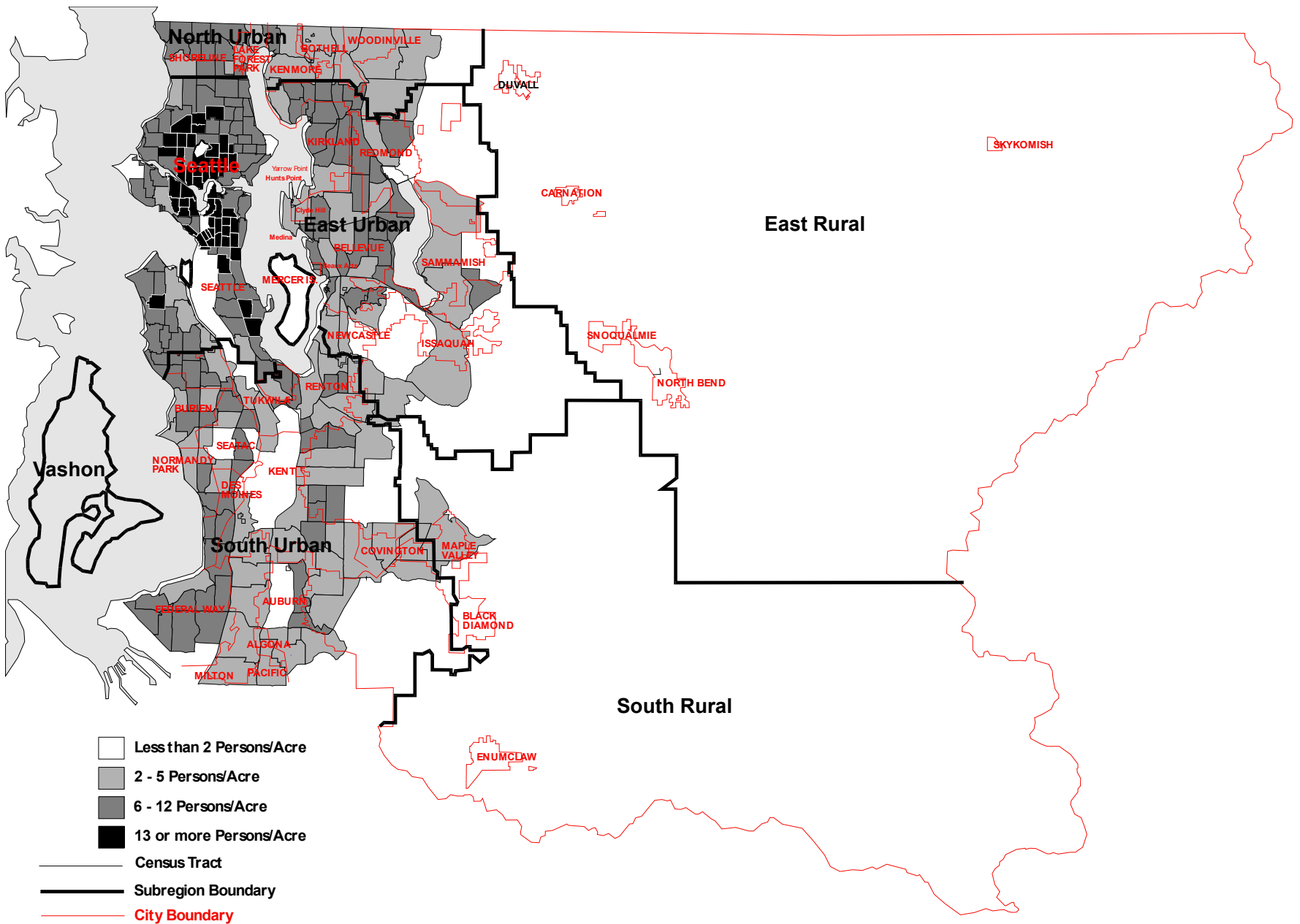
### HS-2: Local Role—for Unincorporated Area Residents

King County's local role in human services shall be to help ensure that residents of unincorporated area (both urban and rural) have access to a broad spectrum of human services, and to provide directly for those services which are considered a "local" responsibility, as described in HS-15.



## Unincorporated Areas Of King County Subregions

Shaded area is the unincorporated  
area of King County



**Population Density within  
King County Subregions**

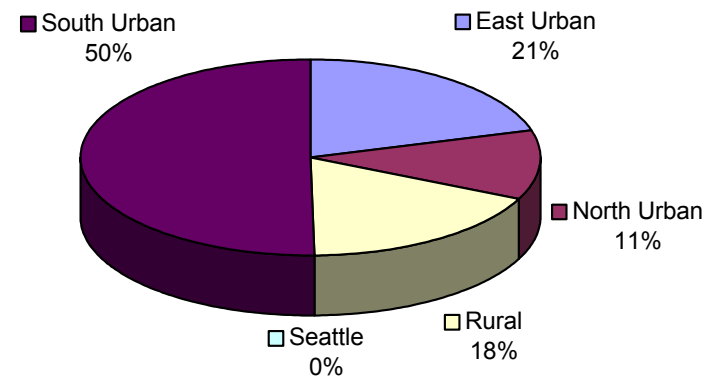
## I. Population Characteristics

OVERVIEW: King County's Unincorporated Area January 2001

### Distribution of Unincorporated Residents in King County by Subregion

Subregion	Total Population	Unincorporated Population	% of Subregion	% of County	% of Uninc Population
East Urban	344,605	73,666	21%	4%	21%
North Urban	147,104	40,116	27%	2%	11%
East Rural	39,090	25,800	68%	2%	7%
South Rural	54,105	27,000	50%	2%	8%
Vashon Is.	10,600	10,600	100%	1%	3%
Seattle	540,500	0	0%	0%	0%
South Urban	539,880	179,450	33%	11%	50%
Total	1,674,884	356,632	N/A	21%	100%

### Percentage of Unincorporated Area Population within each Subregion



**Source:** 2000 King County Annual Growth Report - Populations based on estimates of 1999 city populations and 1998 unincorporated populations.

**Population of Unincorporated Residents in  
King County by Planning Area**

(AGR 2000, 1990 Census)

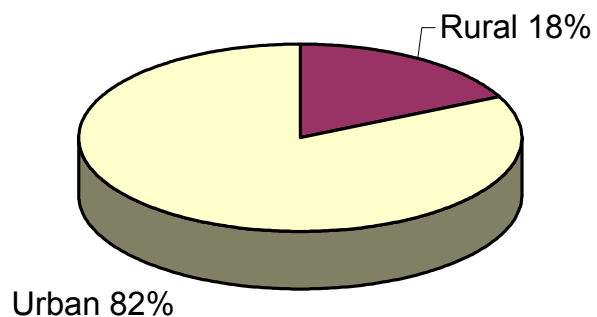
<b>Planning Area</b>	<b>1999 Estimated Population</b>	<b>% Change 1990-1999</b>	<b>2010 Forecast</b>
Bear Creek	26,700	28%	27,800
East Sammamish	44,700	44%	51,700
Enumclaw	13,900	12%	16,700
Federal Way	27,900	-9%	32,500
Highline	45,200	-43%	47,000
Newcastle	29,600	-34%	32,800
Northshore	48,600	-29%	52,200
Shoreline	800	-99%	2,000
Snoqualmie Valley	25,800	22%	32,600
Soos Creek	84,000	-12%	88,500
Tahoma/Raven Heights	26,400	-25%	28,100
Vashon	10,700	15%	11,000
East King County	800	16%	900
Eastside	1,200	9%	2,000
Green River Valley	900	16%	3,000
King County Uninc. Total	387,200	-30%	428,800

**Unincorporated Population Represented by  
Unincorporated Area Councils (UAC's)**

<b>Council</b>	<b>Population Represented by a Council</b>
Four Creeks	13,000
Vashon/Maury	10,000
Upper Bear	22,000
Greater Maple	15,000
West Hill	13,000
North Highline	31,000
Total	104,000

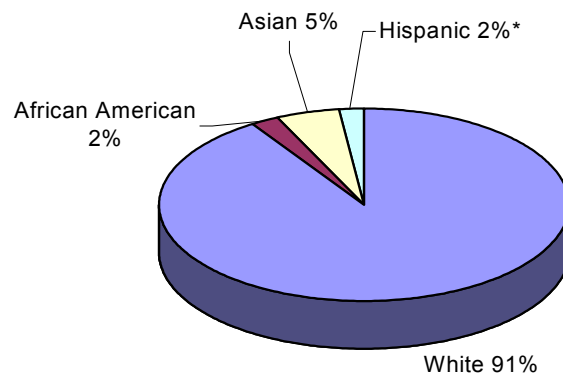
# I. Population Characteristics

Source for all data on this page: 2000 Annual Growth Report  
**Rural vs. Urban Unincorporated Residents, based on 1999 estimates**



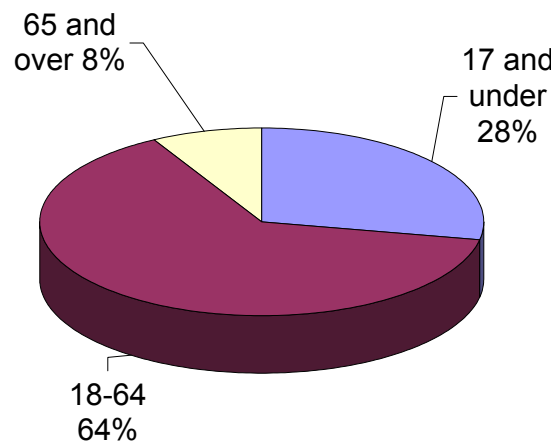
## Race and Ethnic Categories, 1990:

\*Persons of Hispanic origin can be of any race.



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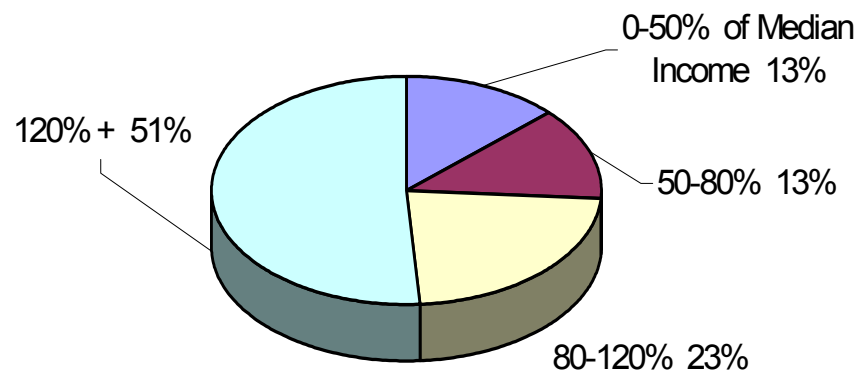
## 1990 Age Structure Total population in 2000: 359,469



## Employment and Income (AGR 2000): Median Household Income

1989 (1990 Census)	\$42,310
1997 (Estimated)	\$70,000

## Households by Income Category, 1989: (by percentage of median income)



## II. Housing Characteristics

OVERVIEW: King County's Unincorporated Area January 2001

**1999 Total Housing Units: 134,021**

\*\* Single Family  
Multifamily

114,428  
225,000

\*\*Single Family includes mobile homes

### Housing Profile for Unincorporated Areas by Planning Area

Planning Area	Single Family Housing Units, 1999	Mobile Homes Housing Units, 1999	Multifamily Housing Units, 1999	Median House Value, 1990	Median Rental, 1990
Bear Creek	8,580	500	150	\$207,700	\$600
East Sammamish	13,880	220	3,000	\$230,800	\$790
Enumclaw	3,680	970	300	\$127,100	\$390
Federal Way	7,970	1,050	1,380	\$107,300	\$500
Highline	11,520	420	7,250	\$98,800	\$410
Newcastle	9,690	360	600	\$168,100	\$600
Northshore	13,100	100	4,000	\$169,700	\$560
Shoreline	100	0	500	\$148,500	\$500
Snoqualmie Valley	7,580	1,860	310	\$128,400	\$460
Soos Creek	22,640	2,420	5,840	\$126,200	\$510
Tahoma/Raven Heights	8,170	1,880	100	\$136,900	\$490
Vashon	4,670	350	340	\$151,700	\$400
East King County	NA	NA	NA	NA	NA
Eastside	NA	NA	NA	NA	NA
Green River Valley	NA	NA	NA	NA	NA
King County Uninc. Total	111,580	10,130	23,770	\$146,300	\$490

1999 Median House Sales Price: \$225,000

1999 Median 2-bdrm. Rental: \$790

NA=Not Available

Source: 2000 King County Annual Growth Report

## Top Ten Issues by Subregion

As part of the subregional assessment of human service needs, the Community Services Division conducted phone surveys in each subregion (excluding the City of Seattle). These phone surveys took place from September 1997 through October 1999. The data for each subdivision was reported in the Summer 2000 issue of the Strategic Plan Newsletter. CSD Staff has extrapolated data collected from the respondents living in unincorporated areas of King County. The following is a report on the Top Ten Issues identified by unincorporated residents in each subregion (excluding the City of Seattle). Starting with a list of possible problems, participants identified those they considered major or moderate problems.

Description of Problem	Vashon	South Rural	East Rural	East Urban	North Urban	South Urban
Lack of affordable housing	1	5	1	2	3	4
Alcoholism	4	1	3	1		9
Jobs that Pay enough	5	6	5		5	3
Inadequate public transportation	10	2	2	4	9	
Lack of activities	2	4	4			
Drug Use	3	3	6			
Too much traffic and congestion					1	1
Too much growth & overpopulation					2	2
Lack of affordable medical care		9	8	10	6	8
Crime & Violence					4	5
Lack of affordable child care	8			3		
Lack of parenting skills		7		8		7
Unemployment				5	7	
Drug Use				6		6
Domestic violence	7	8			10	
Shortage of recreational facilities/programs	9		7			
Lack of housing for seniors	6					
Lack of services for elderly persons				7		
Lack of affordable dental care		10			8	
Teens dropping out of school			9			
Lack of activities/ svcs for teens				9		
Teenage Pregnancy			10			
Youth violence						10

1= Most Important Issue

Source: Market Data Research